

PINE RIDGE PROPERTY OWNER'S ASSOCIATION, INC.

BOARD OF DIRECTORS' BUSINESS MEETING

Wednesday, October 25, 2023

MINUTES

Meeting convened at 6:00 P.M.

1. Roll Call – All Directors present. Wayne Tuch, President; Bill Miller, Vice President; Sue Wassermann, Secretary; Tom Russell, Treasurer; Maggie Case, Director

2. Pledge of Allegiance

3. President's Comments

Good evening all.

Again, I would like to thank all the volunteers that came to the luncheon on Friday and also those who couldn't make it. You are the unsung heroes of the Association. Your dedication and hard work makes all of us better for it. So, I applaud you. Well done!

A special thank you to Caryn Dietrich for chairing the Dog Run Committee since it's inception. She is stepping down, but will remain on the committee. She has worked tirelessly to make it a very popular amenity for our dog lovers.

For the benefit of the audience, I'd like to provide a little background on each item on the agenda. As you can see, I've already addressed item 9a.

9b. This relates to some association owned property we will lose to the Suncoast Parkway extension. We have an eminent domain attorney handling this for us. This is a no cost attorney as the state must pay them in these cases. Do not confuse this with any private residential property that is being taken, in our case it is part of a horse trail.

9c. I am proposing this to see if the Board can put a halt to the scalping of our community by the builders. I know it's a long shot, but I think it is important enough to try.

9d. A homeowner in Pine Ridge Farms had some clearing done on their property and their contractor seemed to think it was a good idea to push the debris onto our horse trail.

9e. It has come to our attention that we have rerouted a portion of Trail #27 over time onto private property, so we need to have a survey completed to identify the true location of the trail and contract to have it cleared.

One last thought. I have been your President for a little over 6 months and some of you have complimented me on the job I'm doing. While I truly appreciate the positive feedback, please recognize and thank the 4 people that surround me, because without their support and input, any success that I have would not be possible.

Thank you.

4. Members Comments * (1/2-hour limit) - None

5. Members Comments General and Response by Board - None

6. Review Minutes/accept

a. Regular Board Meeting Minutes September 27, 2023 – Chair requested a motion to approve the board meeting minutes for September 27. Bill Miller so moved, Tom Russell seconded. Sue Wassermann moved to amend the minutes to reflect September 13 in the text of item 6d. Bill Miller seconded the amendment. Amended meeting minutes were approved 5/0, all in favor.

b. Workshop Meeting Minutes October 11, 2023 – Chair requested a motion to approve the workshop minutes for October 11. Bill Miller so moved, Maggie Case seconded. Motion carried 5/0, all in favor.

7. Communications

- a. **Adopt Treasurers September 30, 2023** – Chair requested a motion to adopt the Treasurer’s report of September 30, subject to audit. Sue Wassermann so moved, Bill Miller seconded. Motion carried 5/0, all in favor.
 - b. **Manager & Committee Reports** – In the Packet
 - i. Pickleball Secretary, Jennifer Mitchitsch presented items they’re interested in
 - ii. Roads Chairperson, Mark Svestka presented the committee’s main successes, the Pine Ridge roads that are scheduled for repaving in FY 2024, and what the committee is pursuing in the future.
8. **Unfinished Business**
- a. **Evaluate/Select parking lot paving vendors/Vote:** Chair entertained a motion to remove item to select parking lot paver from the table. Bill Miller so moved, Tom Russell seconded. Motion to remove from the table passed 5/0, all in favor. Chair entertained a motion to select Shields Asphalt Coating bid of \$91,880.00 for parking lot paving. Bill Miller so moved, Tom Russell seconded. Motion passed 5/0, all in favor.
9. **New Business**
- a. **Appoint New Dog Run Chair/Vote:** Chair entertained a motion to appoint Catherine Carroll as new chairperson of the Dog Run. Sue Wassermann so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
 - b. **Ratify FDOT Notice sent to Legal for Questionnaire Completion/Vote:** Chair will entertain entertained a motion to ratify sending FDOT notice to eminent domain attorney for questionnaire completion. Maggie Case so moved, Bill Miller seconded. Motion passed 5/0, all in favor.
 - c. **Motion to request attorney’s opinion on an emergency change to the DR’s concerning the clearing of lots/Vote:** Chair entertained a motion to request attorney’s opinion on an emergency change to the DR’s concerning the clearing of lots Tom Russell so moved, Bill Miller seconded. Motion failed 0/5, all against.
 - d. **Ratify Sending Trail Debris Encroachment to Legal/Vote:** Chair entertained a motion to ratify attorney’s fees to send letter to owners in Pine Ridge Farms due to trespass of debris dumped onto our horse trail. Maggie Case so moved, Sue Wassermann seconded. Motion passed 5/0, all in favor.
 - e. **Survey Access trail #27 to Accomplish Reroute Plans/Vote:** Chair entertained a motion to have Trail #27 surveyed to reroute trail off of private property. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
 - f. **Legal/Liens/Foreclosure or Fines/Vote:** Chair entertained a motion to accept property manager’s suggested procedure to bid on tax sales. Bill Miller so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
 - g. **Questions From Members:** Chair entertained a motion to suspend the rules and take questions from the members. Sue Wassermann so moved, Maggie Case seconded. Motion passed 5/0, all in favor.
10. **Adjournment** – Meeting adjourned at 7:17 P.M.

Susan Wassermann, Secretary